

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by: Todd Vargo

**SUBJECT:** Plat, P 10-4-02 Long Lake Ranches Plat II, Sun-Tech Engineering, Inc./Continental Citrus Corporation, 3304 Hiatus Road /Generally located on the northeast corner of Hiatus Road and SW 36 Street.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES PLAT II AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE. (P 10-4-02 Long Lake Ranches Plat II, Sun-Tech Engineering, Inc./Continental Citrus Corporation, 3304 Hiatus Road)

**REPORT IN BRIEF:** The applicant requests approval of the resolution for the proposed subdivision plat to be known as Long Lake Ranches Plat II. The subject site consists of approximately 5,783,779 square feet (132.78 acres) for the proposed development of 108 single family detached homes. The plat provides for the dedication of Parcel A, a 50-foot private road for ingress/egress, drainage and utility purposes. There are two lakes (Parcels B and C) surrounded by a 24-foot lake maintenance easement. Each lake has a 24-foot boat ramp easement accessed by a 20-foot drainage and access easement. Parcel D, located in the southwest corner of the plat, is dedicated for wetland management and preservation purposes.

The plat provides for one (1) access opening along SW 122 Avenue (Hiatus Road): one 80-foot opening with centerline located approximately 885 feet north of the south plat limits.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the April 23, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. Motion carried 5-0.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):** Resolution, Planning Report, Existing Future Land Use map, Subject site and aerial map, Plat

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A SUBDIVISION PLAT KNOWN AS LONG LAKE RANCHES PLAT II AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat of the subdivision to be known as Long Lake Ranches Plat II has been approved by the Town Planning and Zoning Board on April 23, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat of the subdivision known as Long Lake Ranches Plat II is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>	<b><u>Agent/Council:</u></b>
<b>Name:</b> Continental Citrus Corporation	<b>Name:</b> Sun-Tech Engineering, Inc.
<b>Address:</b> 12555 Orange Drive Suite 101	<b>Address:</b> 1600 West Oakland Park Blvd.
<b>City:</b> Fort Lauderdale, FL 33330	<b>City:</b> Fort Lauderdale, FL 33311
<b>Phone:</b> (954) 473-0083	<b>Phone:</b> (954) 777-3123

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**BACKGROUND INFORMATION**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the resolution for the proposed subdivision plat to be known as Long Lake Ranches Plat II.

**Affected District:** District 3

**Address/Location:** 3304 Hiatus Road /Generally located on the northeast corner of Hiatus Road and SW 36 Street.

**Future Land Use Plan Designation:** Residential-1 (1 DU/AC)

**Existing Use:** Vacant

**Existing Zoning:** AG (Agricultural District)

**Proposed Use:** 108 single family dwelling units

**Parcel Size:** 132.78 acres (5,783,779 square feet)

**Surrounding Existing Use:**

**North:** Residential  
**South:** Residential  
**East:** Residential (Long Lake Ranches Plat I)  
**West:** Vacant (Long Lake Ranches Plat III)

### **Surrounding Future Land Use Plan Designation:**

**North:** Residential-1 (1 DU/AC)  
**South:** Residential-1 (1 DU/AC)  
**East:** Residential-1 (1 DU/AC)  
**West:** Residential-1 (1 DU/AC)

### **Surrounding Zoning:**

**North:** A-1, Agricultural District and R-1, Estate Dwelling District  
**South:** A-1, Agricultural District  
**East:** E, Estate District  
**West:** AG, Agriculture District

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## **ZONING HISTORY**

**Previous Requests on Same Property:** On September 6, 2000 Town Council approved Resolution R2000-210 approving a boundary plat entitled Long Lake Estates II Plat which encompassed the properties at 3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road (Long Lake Ranches I, II and III, respectively).

Town Council approved R2001-018, a resolution amending the conditions of approval for R2000-210, the Long Lake Estates II Plat, on January 12, 2001.

R2001-192, a developer's agreement to provide roadway concurrency for the Long Lake Estates II Plat, was approved by Town Council on July 3, 2001.

On August 1, 2001 Town Council approved a site plan for the Long Lake Estates II Plat for the construction of 372 single family homes on the properties at 3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road.

R2001-311, a developer's agreement to provide for the issuance of building permits while platting is in process for the properties at 3501 Nob Hill Road, 3304 Hiatus Road, and 3201 Hiatus Road, was approved by Town Council on November 11, 2001.

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## **APPLICATION DETAILS**

The applicant's submission indicates the following:

1. The site area consists of approximately 132.78 acres (5,783,779 square feet) for the proposed development of 109 single family dwelling units.
2. A non-vehicular access line (NVAL) along the southern limits of the plat. An NVAL also exists on the eastern limit of the plat, breaking for an 80 foot access opening, described below.

3. On its east side, along SW 112 Avenue (Hiatus Road), the plat provides for an 80 foot access openings with centerline located approximately 885 feet north of the south plat limits.
4. Parcel A, a 50 foot private road, is dedicated to the Town of Davie, Central Broward Water Control District and Long Lake Ranches Homeowners Association, Inc. for ingress/egress, drainage and utility purposes. A 10 foot utility easement sits on both sides of the private road defined by Parcel A.
5. Parcels B and C are lakes dedicated to the Long Lake Ranches Homeowners Association, Inc. for water management purposes. Parcels B and C are surrounded by a 24 foot lake maintenance easement and each have one 24 foot boat ramp easement accessed by a 20 foot drainage and access easement.
6. Parcel D, located in the southwest corner of the plat, is dedicated to the Long Lake Ranches Homeowners Association, Inc. for wetland management and preservation purposes.
7. Parcels E and F are dedicated to the Long Lake Ranches Homeowners Association for buffer and open space purposes.
8. The note restricting the plat to 109 single detached dwelling units.

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### **APPLICABLE CODES AND ORDINANCES**

Section 12-360(B)(1) of the Land Development Code, platting requirements.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

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### **Staff Analysis/ Findings of Fact**

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, use, location and size.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

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### **Planning and Zoning Board Recommendation**

At the April 24, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. Motion carried 4-0.

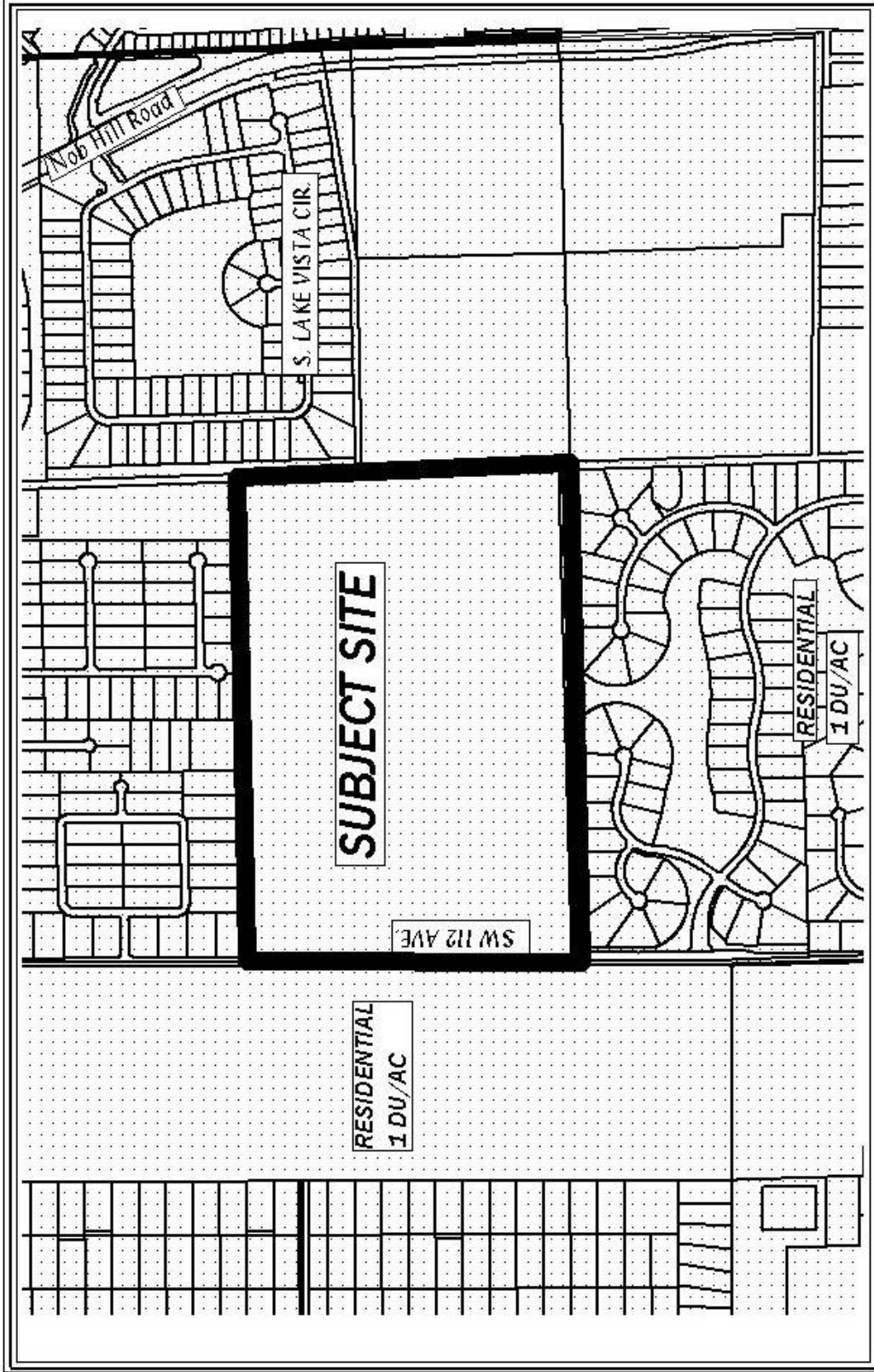
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### **Exhibits**

1. Plat
2. Existing Future Land Use map
3. Subject site and aerial map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



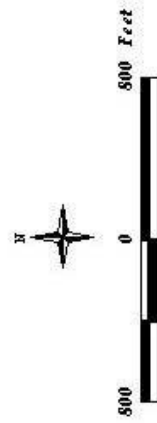
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*Planning & Zoning Division - GIS*



*Plat  
P 10-4-02  
Existing Future Land Use Map*



Planning & Zoning Division - GIS

Plat  
P 10-4-02  
Subject Site and Aerial Map  
Date Flown: 12/31/01